



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**May 11, 2018**

## **Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents**

### **FOR PURPOSES OF CONSIDERATION OF Lilac Del Cielo Tentative Map Time Extension PDS2017-TM-5427TE, PDS2016-ER-05-02-013B**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

**1. Background on the previously certified EIR:**

- A Mitigated Negative Declaration (MND) for the Bonsall Subdivision, now Lilac Del Cielo, TM5427RPL<sup>2</sup>, R 05-006, S 05-026, S 05-027, S 05-050; Log No. 05-02-013 was adopted by the County of San Diego Planning Commission on April 4, 2008. The adopted MND found that there is no substantial evidence that the project will have a significant effect on the environment.

**2. Lead agency name and address:**

County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123

- a. Contact Nicolas Gustafson, Project Manager
- b. Phone number: (858) 495-5351
- c. E-mail: [Nicolas.gustafson@sdcounty.ca.gov](mailto:Nicolas.gustafson@sdcounty.ca.gov)

**3. Project applicant's name and address:**

Gregory Weiler  
Bonsall Group, LLC

1825 Aston Ave, Suite B  
Carlsbad, CA 92008

4. Summary of the activities authorized by present permit/entitlement application(s):  
The prior entitlement was for a two-lot Tentative Map (TM 5427TE), to include a maximum number of 78 condominium dwelling units within Lot 1.
5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES NO  
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The project is a Revised Tentative Map (Revised Map) for the approved Bonsall Subdivision, now Lilac Del Cielo. The Revised Map would make no changes to the number and size of lots. Changes to the TM, Preliminary Grading Plan, and Vesting Site Plan are limited to:

- Updating the Engineer of Record;
- Updating signatures;
- A minor revision to the Preliminary Grading Plan and Vesting Site Plan to comply with the new MS4 permit, resulting in 1,000 C.Y. of export material; and
- Updates to the Map to show the Open Space easement, Limited Building Zone easement and FMZ required with the original approvals.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> NONE          |   |   |
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology & Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials          | <input type="checkbox"/> Hydrology & Water Quality          |
| <input type="checkbox"/> Land Use & Planning      | <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population & Housing     | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Tribal Cultural Resources        | <input type="checkbox"/> Utilities & Service Systems        |
|   |   | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate with the preparation of an Addendum.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature	May 11, 2018 Date
Nicolas Gustafson Printed Name	Project Manager Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
  - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.**

### ENVIRONMENTAL REVIEW UPDATE CHECKLIST

**I. AESTHETICS** – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to aesthetic resources. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to aesthetic resources with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to agricultural or forestry resources. There are no changes in circumstances or new information since the adoption of the

MND. Based on this information, there would be no greater impacts to agricultural or forestry resources with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES  
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NO  
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Since the previous Mitigated Negative Declaration (MND) was adopted in 2008, the project proposes a change that involves an export of 1,000 cubic yards of soil. However, the amount of additional 50-one way haul truck trips would be minimal. The additional haul truck trips from the export of 1,000 cubic yards of soil would not lead to air emissions that exceed the County of San Diego's screening level thresholds.

Additionally, equipment exhaust emission rates of construction in the future would decrease as newer, more emission-efficient construction equipment replaces older, less efficient equipment. Furthermore, fugitive dust from materials handling during grading would be minimized through best management practices such as regular watering of the site. The project would be required to comply with San Diego Air Pollution Control District's Rule 55 (Fugitive Dust). The impact to regional air quality would be less than significant. Therefore, no new environmental impacts associated with air quality would occur and no revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

Grading activities would include the following measures to minimize emissions of fugitive dust:

- All haul/dump trucks entering or leaving the site with soil or fill material will maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely.
- Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (daily applications of water to the construction areas, between dozer/scrapper passes and on any unpaved roads within the project limits.
- Grading is to be terminated in winds exceed 25 miles per hour (mph).
- Ground cover in inactive disturbed areas will be replaced quickly following grading.
- Sweepers and water trucks shall be used to control dust and debris at public street access points.
- Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.

- Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- A minimum of three - 15 mph signs shall be posted and enforced on unpaved areas during construction.

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES  
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NO  
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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, no new environmental impacts associated with biological resources would occur and no revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES  
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NO  
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County records, as well as the database from the South Coastal Information Center have been reviewed and it has been determined that the project site has been surveyed (Mary Robbins-Wade 2005). The survey was negative but recommended archaeological monitoring. Tribal outreach was conducted. One tribal member (Mark Mojado) requested a field visit which was conducted with the Project Archaeologist. Additional tribal outreach is not required.



All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. There are no changes in circumstances or new information since the adoption of the MND that would result in one or more effects from geology and soils. Based on this information, there would be no greater impacts from geology and soils with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

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NO

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Since the Mitigated Negative Declaration (MND) was adopted in 2008, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas (GHG) emissions be addressed in CEQA documents. In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set the GHG emissions reduction goal for the State into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (CARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in

these regions can be relieved of certain review requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the CARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in 2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions. The County is also in the process of developing a Climate Action Plan (CAP) and revising its Guidelines for Determining Significance for Climate Change.

The annual 900 metric ton carbon dioxide equivalent (MTCO<sub>2</sub>e) screening level, which is referenced in the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper dated January 2008 and can be found at <http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>, is used as a conservative criterion for determining if further analysis and potential mitigation with regard to GHG emissions would be required.

The project proposes a change that involves an export of 1,000 cubic yards of soil. However, the amount of additional 50-one way haul truck trips would be minimal. Furthermore, the Low Carbon Fuel Standard went into effect on January 1, 2016, which would reduce GHG emissions from construction vehicles.

In addition, more-efficient building standards applicable to the project would reduce GHG emissions from project buildout. Therefore, no new environmental impacts associated with GHG emissions would occur and no revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip

resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES  
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NO  
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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to hazards and hazardous materials. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to hazards and hazardous materials with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**IX. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES  
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NO  
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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. The project does not propose using ground water and will not result in increased impacts to hydrology and water quality. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to recreation resources with project implementation.

The project is altering an existing streambed that has been reviewed by the necessary agencies. Permits will be obtained for the work necessary for construction inclusive of 404 and 401 Permits, as well as a Streambed Alteration Permit. Also, a Waste Discharge Permit will be

required for the project. These mitigation measures will allow the project to have a less than significant impact on the environment. The drainage pattern of the site or area will be in a manner that would not result in substantial erosion, siltation or flooding on- or off-site. The project will not contribute runoff that would exceed the capacity of existing or planned storm water drainage systems. Furthermore, the project will not place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard delineation map, including County Floodplain Maps and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, and/or inundation by seiche, tsunami, or mudflow.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**X. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. The Tentative Map and Grading Plan have been amended to reflect changes in the General Plan Land Use and Zoning designation as a result of the County of San Diego's 2011 General Plan Update. The land use and zoning designations are consistent with the approved General Plan, therefore, the project would not result in increased impacts to land use and planning. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to land use and planning with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XI. MINERAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. There are no changes in circumstances or new information since the adoption of the

MND that would result in one or more effects on mineral resources. Based on this information, there would be no greater impacts on mineral resources with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XII. NOISE** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to noise. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to noise with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XIII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to population and housing. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to population and housing with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XIV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services :fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to public services. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to public services with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XV. RECREATION** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to recreation resources. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to recreation resources with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in

traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES  
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NO  
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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. The project was previously approved with a balanced volume of cut and fill, however, as a result of MS4 compliance requirements, the new preliminary grading plan requires approximately 1,000 C.Y. of materials to be exported off-site. The resulting trips for this construction related activity will be temporary and will not result in any new impacts that need to be further evaluated.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XVII. TRIBAL CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES  
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NO  
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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. Therefore, the project would not result in increased impacts to tribal cultural resources. There are no changes in circumstances or new information since the adoption of the MND. Based on this information, there would be no greater impacts to tribal cultural resources with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XVIII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate

the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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There are no changes to the previously adopted MND with regards to the Utilities and Service Systems. All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

*Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

*Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

YES

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NO

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Since the adoption of the MND, there have been no changes to the project. The proposed project remains a two-lot Tentative Map, to include a maximum of 78 condominium dwelling units within Lot 1. There are no changes in circumstances or new information since the adoption of the MND which result in new or increased project impacts with project implementation.

All conditions of approval for the Bonsall Subdivision, now Lilac Del Cielo, Tentative Map 5427 will remain in effect for the proposed Time Extension.

**XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW  
UPDATE CHECKLIST FORM**

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.



California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,  
Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego  
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control  
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of  
Land Resource Protection

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control  
Board, San Diego Region